# HOUSING NOW

## Gatineau[1]

Canada Mortgage and Housing Corporation

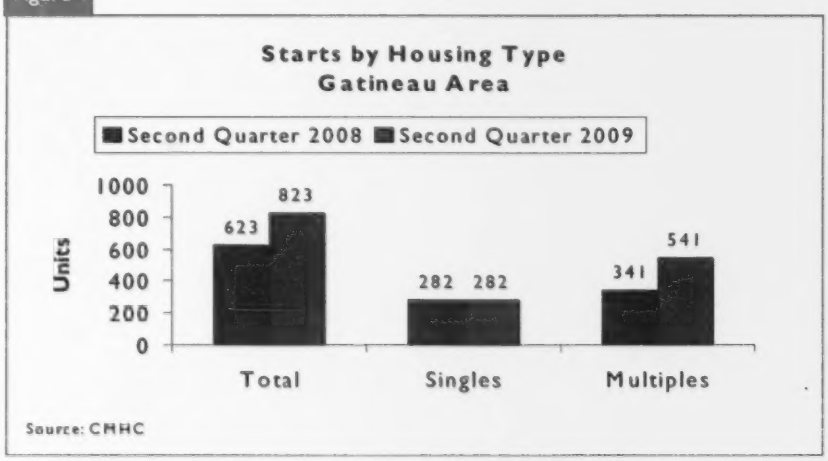
Date Released: Third Quarter

## Housing starts increased in the second quarter of 2009

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), 823 housing starts were enumerated in the second quarter of 2009 in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA), for a gain of 200 units over the same quarter a year ago. The new dwellings recorded in the last quarter brought total starts from January to June of this year to 1,441 units, or 221 more than in the first six months of 2008.

Historically low mortgage rates and the relative stability brought by the significant presence of the public service have allowed housing demand to remain at high levels in Gatineau since the beginning of the year. However, supply of new units

Figure 1




[1] Quebec part of Ottawa-Gatineau CMA

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grew faster than demand. In June 2009, inventories of unabsorbed units—mostly semi-detached homes and condominiums—were higher than during the same period in 2008, which suggests that starts will moderate over the next few months.

## Semi-detached homes preferred

The strong activity recorded in the second quarter of 2009 was mainly attributable to multiple-family housing. In fact, in the second quarter of 2009, semi-detached, row and apartment housing starts reached 541 units, which represented two thirds of the total, compared to a share of 55 per cent during the same period a year ago. These results reflect the growing interest in affordable housing (apartments, semi-detached houses and row homes) and the relative decrease in the number of single-detached homes since the end of 2006.

To be more precise, semi-detached houses marked the quarter, as foundations were laid for 238 new units, compared to 84 units last year. The construction of row homes, for its part, dropped to 50 units from 73 units. Apartment starts increased slightly thanks to units intended for the traditional rental market (+38 per cent); however, condominium construction dropped by 17 per cent.

Figure 2

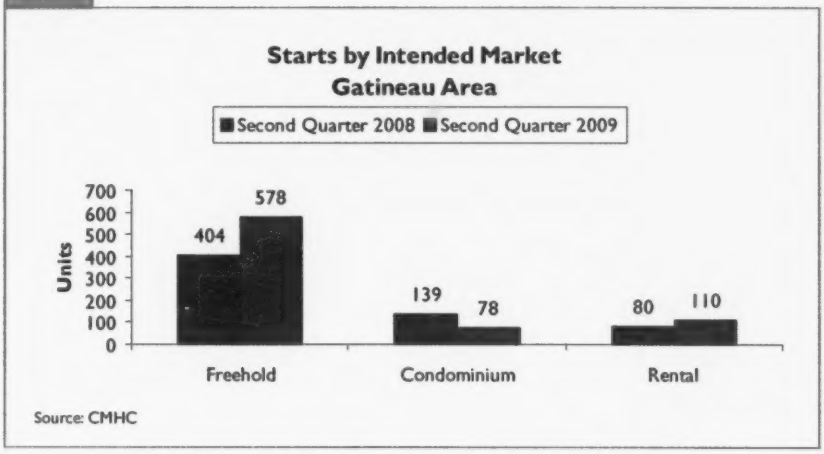
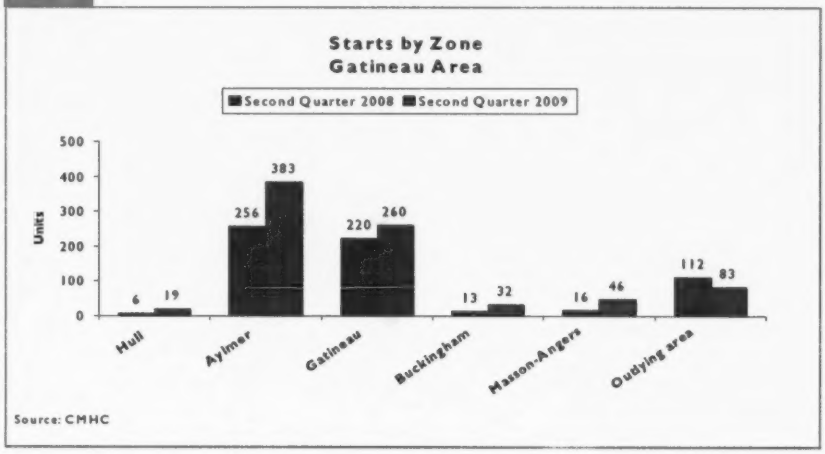



Figure 3




## Aylmer garnered much of the activity

Aylmer and Gatineau were the sectors with the highest levels of activity on the new home market from April to June 2009. With 383 new units in the second quarter, Aylmer accounted for nearly half (47 per cent) of the housing starts in the area. In Hull, while activity increased, it remained limited (19 units) from April to June, on account of the scarcity of available lots. In the outlying area, construction remained relatively stable during the same

period. For the first six months of the year, gains were recorded in all sectors, except Hull, where housing starts dropped by 55 per cent compared to the same period a year earlier.

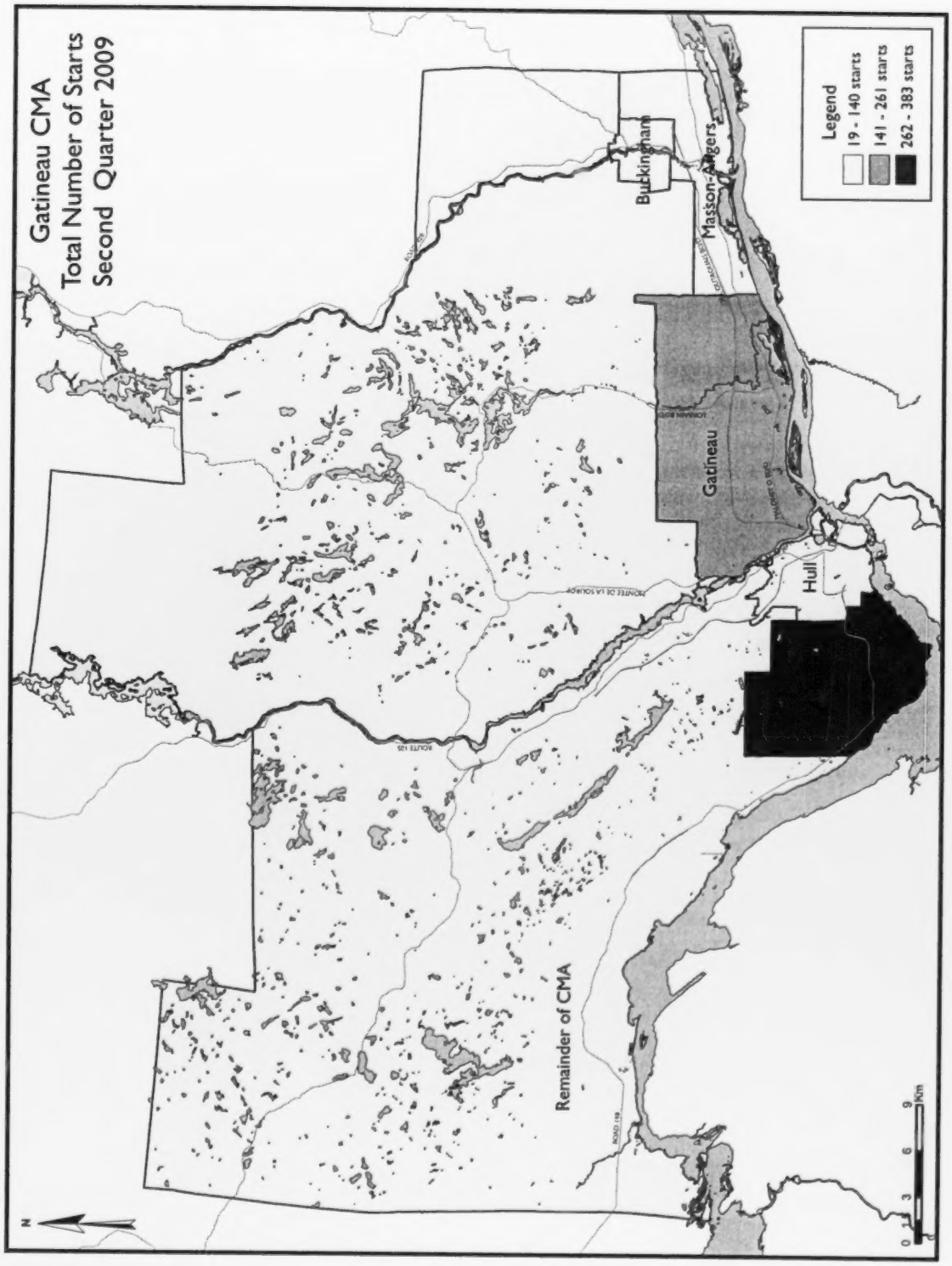
In all urban centres with 10,000 or more inhabitants across Quebec, housing starts dropped by 22 per cent year-over-year during the first six months of 2009, reaching 15,837 units. Decreases were registered in the Montréal (-26 per cent), Québec (-29 per cent), Trois-Rivières (-25 per cent) and Saguenay (-25 per cent) CMAs. In the Sherbrooke area, however, activity increased by 5 per cent from January to June 2009, versus the same period in 2008.

## Fewer existing property sales

Unlike the new home market, activity slowed down on the resale market in the second quarter of 2009. From April to June of 2009, 1,458 sales were registered through the Multiple Listing Service (MLS®), compared to 1,550 a year earlier, for a decrease of 5.9 per cent. This downward trend has been observed for three quarters now.

The second quarter was characterized, however, by price increases in the Gatineau area. In fact, the average price grew by 5.2 per cent, to $206,334 this year from $196,057 last year.

During the first six months of 2009, home sales registered through the Multiple Listing Service (MLS®) fell by 7.2 per cent compared to the same semester last year. While demand has weakened in the first half of the year, new listings have also decreased (-4.1 per cent), leading to the price increases. In fact, the average price of existing properties increased by 4.8 per cent to $202,839 from January to June 2009.


Gatineau CMA
Total Number of Starts
Second Quarter 2009
Legend
19 - 140 starts
141 - 261 starts
262 - 383 starts
Buckingham
Masson-Angers
Gatineau
Hull
Remainder of CMA
N
0 1.5 3 6 9 Km

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

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| 1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
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| 4 | Absorbed Single-Detached Units by Price Range |
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| | |
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| 1.1 | Housing Activity Summary by Submarket |
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| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

| Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Québec portion) Second Quarter 2009 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| Q2 2009 | 282 | 238 | 58 | 0 | 0 | 78 | 0 | 110 | 823 |
| Q2 2008 | 282 | 84 | 38 | 0 | 45 | 94 | 0 | 80 | 623 |
| % Change | 0.0 | 183.3 | 52.6 | n/a | -100.0 | -17.0 | n/a | 37.5 | 32.1 |
| Year-to-date 2009 | 469 | 392 | 83 | 0 | 0 | 243 | 0 | 197 | 1,441 |
| Year-to-date 2008 | 450 | 212 | 64 | 0 | 45 | 219 | 0 | 230 | 1,220 |
| % Change | 4.2 | 84.9 | 29.7 | n/a | -100.0 | 11.0 | n/a | -14.3 | 18.1 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q2 2009 | 286 | 196 | 87 | 0 | 0 | 152 | 0 | 117 | 931 |
| Q2 2008 | 274 | 86 | 40 | 0 | 45 | 226 | 0 | 244 | 915 |
| % Change | 4.4 | 127.9 | 117.5 | n/a | -100.0 | -32.7 | n/a | -52.0 | 1.7 |
| **COMPLETIONS** | | | | | | | | | |
| Q2 2009 | 226 | 168 | 42 | 0 | 0 | 118 | 0 | 93 | 672 |
| Q2 2008 | 297 | 74 | 50 | 0 | 0 | 109 | 0 | 343 | 873 |
| % Change | -23.9 | 127.0 | -16.0 | n/a | n/a | 8.3 | n/a | -72.9 | -23.0 |
| Year-to-date 2009 | 497 | 388 | 99 | 0 | 0 | 385 | 4 | 591 | 2,005 |
| Year-to-date 2008 | 500 | 222 | 78 | 0 | 0 | 170 | 16 | 596 | 1,604 |
| % Change | -0.6 | 74.8 | 26.9 | n/a | n/a | 126.5 | -75.0 | -0.8 | 25.0 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q2 2009 | 90 | 126 | 28 | 0 | 0 | 207 | 0 | 409 | 860 |
| Q2 2008 | 93 | 38 | 18 | 0 | 0 | 67 | 0 | 177 | 393 |
| % Change | -3.2 | ** | 55.6 | n/a | n/a | ** | n/a | 131.1 | 118.8 |
| **ABSORBED** | | | | | | | | | |
| Q2 2009 | 230 | 185 | 39 | 0 | 4 | 148 | 0 | 106 | 712 |
| Q2 2008 | 259 | 83 | 53 | 0 | 0 | 106 | 0 | 392 | 893 |
| % Change | -11.2 | 122.9 | -26.4 | n/a | n/a | 39.6 | n/a | -73.0 | -20.3 |
| Year-to-date 2009 | 499 | 341 | 86 | 0 | 14 | 278 | 4 | 219 | 1,441 |
| Year-to-date 2008 | 476 | 215 | 97 | 0 | 3 | 183 | 16 | 538 | 1,528 |
| % Change | 4.8 | 58.6 | -11.3 | n/a | ** | 51.9 | -75.0 | -59.3 | -5.7 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q2 2009 | 201 | 238 | 56 | 0 | 0 | 78 | 0 | 110 | 740 |
| Q2 2008 | 176 | 84 | 32 | 0 | 45 | 94 | 0 | 80 | 511 |
| **Aylmer** | | | | | | | | | |
| Q2 2009 | 82 | 136 | 44 | 0 | 0 | 61 | 0 | 60 | 383 |
| Q2 2008 | 119 | 56 | 12 | 0 | 45 | 24 | 0 | 0 | 256 |
| **Hull** | | | | | | | | | |
| Q2 2009 | 17 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 19 |
| Q2 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 6 |
| **Gatineau** | | | | | | | | | |
| Q2 2009 | 97 | 64 | 10 | 0 | 0 | 17 | 0 | 15 | 260 |
| Q2 2008 | 49 | 26 | 20 | 0 | 0 | 70 | 0 | 55 | 220 |
| **Buckingham** | | | | | | | | | |
| Q2 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 32 |
| Q2 2008 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 3 | 13 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2009 | 4 | 38 | 0 | 0 | 0 | 0 | 0 | 4 | 46 |
| Q2 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 16 |
| **Rest of the CMA (Québec portion)** | | | | | | | | | |
| Q2 2009 | 81 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 83 |
| Q2 2008 | 106 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 112 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q2 2009 | 282 | 238 | 58 | 0 | 0 | 78 | 0 | 110 | 823 |
| Q2 2008 | 282 | 84 | 38 | 0 | 45 | 94 | 0 | 80 | 623 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q2 2009 | 174 | 196 | 83 | 0 | 0 | 128 | 0 | 117 | 791 |
| Q2 2008 | 131 | 84 | 34 | 0 | 45 | 226 | 0 | 244 | 764 |
| **Aylmer** | | | | | | | | | |
| Q2 2009 | 68 | 108 | 71 | 0 | 0 | 52 | 0 | 48 | 383 |
| Q2 2008 | 80 | 48 | 12 | 0 | 45 | 94 | 0 | 150 | 429 |
| **Hull** | | | | | | | | | |
| Q2 2009 | 12 | 0 | 2 | 0 | 0 | 59 | 0 | 0 | 73 |
| Q2 2008 | 9 | 0 | 16 | 0 | 0 | 62 | 0 | 20 | 107 |
| **Gatineau** | | | | | | | | | |
| Q2 2009 | 88 | 56 | 10 | 0 | 0 | 17 | 0 | 42 | 270 |
| Q2 2008 | 34 | 32 | 6 | 0 | 0 | 70 | 0 | 55 | 197 |
| **Buckingham** | | | | | | | | | |
| Q2 2009 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 23 | 27 |
| Q2 2008 | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 3 | 15 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2009 | 4 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 38 |
| Q2 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 16 |
| **Rest of the CMA (Québec portion)** | | | | | | | | | |
| Q2 2009 | 112 | 0 | 4 | 0 | 0 | 24 | 0 | 0 | 140 |
| Q2 2008 | 143 | 2 | 6 | 0 | 0 | 0 | 0 | 0 | 151 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q2 2009 | 286 | 196 | 87 | 0 | 0 | 152 | 0 | 117 | 931 |
| Q2 2008 | 274 | 86 | 40 | 0 | 45 | 226 | 0 | 244 | 915 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q2 2009 | 147 | 166 | 40 | 0 | 0 | 118 | 0 | 93 | 589 |
| Q2 2008 | 208 | 72 | 40 | 0 | 0 | 109 | 0 | 343 | 772 |
| **Aylmer** | | | | | | | | | |
| Q2 2009 | 85 | 96 | 28 | 0 | 0 | 101 | 0 | 46 | 356 |
| Q2 2008 | 107 | 52 | 16 | 0 | 0 | 54 | 0 | 0 | 229 |
| **Hull** | | | | | | | | | |
| Q2 2009 | 15 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 27 |
| Q2 2008 | 20 | 0 | 4 | 0 | 0 | 55 | 0 | 245 | 324 |
| **Gatineau** | | | | | | | | | |
| Q2 2009 | 46 | 32 | 0 | 0 | 0 | 5 | 0 | 11 | 119 |
| Q2 2008 | 76 | 14 | 20 | 0 | 0 | 0 | 0 | 98 | 208 |
| **Buckingham** | | | | | | | | | |
| Q2 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 28 |
| Q2 2008 | 3 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2009 | 1 | 38 | 0 | 0 | 0 | 12 | 0 | 8 | 59 |
| Q2 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Rest of the CMA (Québec portion)** | | | | | | | | | |
| Q2 2009 | 79 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 83 |
| Q2 2008 | 89 | 2 | 10 | 0 | 0 | 0 | 0 | 0 | 101 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q2 2009 | 226 | 168 | 42 | 0 | 0 | 118 | 0 | 93 | 672 |
| Q2 2008 | 297 | 74 | 50 | 0 | 0 | 109 | 0 | 343 | 873 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

| Table 1.1: Housing Activity Summary by Submarket<br>Second Quarter 2009 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q2 2009 | 89 | 126 | 28 | 0 | 0 | 207 | 0 | 409 | 859 |
| Q2 2008 | 91 | 38 | 18 | 0 | 0 | 67 | 0 | 177 | 391 |
| **Aylmer** | | | | | | | | | |
| Q2 2009 | 51 | 80 | 14 | 0 | 0 | 157 | 0 | 383 | 685 |
| Q2 2008 | 55 | 26 | 12 | 0 | 0 | 40 | 0 | 1 | 134 |
| **Hull** | | | | | | | | | |
| Q2 2009 | 9 | 0 | 7 | 0 | 0 | 20 | 0 | 6 | 42 |
| Q2 2008 | 11 | 0 | 1 | 0 | 0 | 27 | 0 | 63 | 102 |
| **Gatineau** | | | | | | | | | |
| Q2 2009 | 29 | 26 | 7 | 0 | 0 | 25 | 0 | 9 | 96 |
| Q2 2008 | 24 | 11 | 5 | 0 | 0 | 0 | 0 | 113 | 153 |
| **Buckingham** | | | | | | | | | |
| Q2 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 8 |
| Q2 2008 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2009 | 0 | 20 | 0 | 0 | 0 | 5 | 0 | 3 | 28 |
| Q2 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Rest of the CMA (Québec portion)** | | | | | | | | | |
| Q2 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Q2 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q2 2009 | 90 | 126 | 28 | 0 | 0 | 207 | 0 | 409 | 860 |
| Q2 2008 | 93 | 38 | 18 | 0 | 0 | 67 | 0 | 177 | 393 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q2 2009 | 150 | 183 | 35 | 0 | 4 | 148 | 0 | 106 | 626 |
| Q2 2008 | 169 | 79 | 43 | 0 | 0 | 106 | 0 | 392 | 789 |
| **Aylmer** | | | | | | | | | |
| Q2 2009 | 84 | 124 | 25 | 0 | 4 | 99 | 0 | 49 | 385 |
| Q2 2008 | 84 | 56 | 22 | 0 | 0 | 43 | 0 | 3 | 208 |
| **Hull** | | | | | | | | | |
| Q2 2009 | 16 | 0 | 7 | 0 | 0 | 9 | 0 | 6 | 38 |
| Q2 2008 | 12 | 0 | 3 | 0 | 0 | 47 | 0 | 201 | 263 |
| **Gatineau** | | | | | | | | | |
| Q2 2009 | 49 | 33 | 3 | 0 | 0 | 33 | 0 | 15 | 133 |
| Q2 2008 | 69 | 18 | 18 | 0 | 0 | 16 | 0 | 188 | 309 |
| **Buckingham** | | | | | | | | | |
| Q2 2009 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 24 | 25 |
| Q2 2008 | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2009 | 1 | 25 | 0 | 0 | 0 | 7 | 0 | 12 | 45 |
| Q2 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Rest of the CMA (Québec portion)** | | | | | | | | | |
| Q2 2009 | 80 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 86 |
| Q2 2008 | 90 | 4 | 10 | 0 | 0 | 0 | 0 | 0 | 104 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q2 2009 | 230 | 185 | 39 | 0 | 4 | 148 | 0 | 106 | 712 |
| Q2 2008 | 259 | 83 | 53 | 0 | 0 | 106 | 0 | 392 | 893 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Québec portion) 1999 - 2008

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2008 | 1,120 | 698 | 209 | 0 | 45 | 487 | 12 | 656 | 3,304 |
| % Change | 8.0 | 56.5 | -24.0 | n/a | -31.8 | 54.1 | -50.0 | 9.0 | 18.5 |
| 2007 | 1,037 | 446 | 275 | 0 | 66 | 316 | 24 | 602 | 2,788 |
| % Change | -11.4 | -14.9 | 65.7 | n/a | ** | -2.5 | n/a | -16.4 | -4.9 |
| 2006 | 1,171 | 524 | 166 | 0 | 16 | 324 | 0 | 720 | 2,933 |
| % Change | -1.8 | 122.0 | ** | n/a | n/a | 9.8 | n/a | 125.7 | 38.2 |
| 2005 | 1,192 | 236 | 22 | 0 | 0 | 295 | 0 | 319 | 2,123 |
| % Change | -23.6 | -34.1 | -77.1 | n/a | -100.0 | -61.2 | n/a | -21.4 | -34.2 |
| 2004 | 1,561 | 358 | 96 | 0 | 46 | 760 | 0 | 406 | 3,227 |
| % Change | 3.6 | 13.3 | 54.8 | n/a | 91.7 | ** | -100.0 | -42.2 | 15.2 |
| 2003 | 1,507 | 316 | 62 | 0 | 24 | 185 | 4 | 703 | 2,801 |
| % Change | -4.3 | 32.8 | -47.0 | n/a | -11.1 | ** | n/a | 18.4 | 9.7 |
| 2002 | 1,574 | 238 | 117 | 0 | 27 | 3 | 0 | 594 | 2,553 |
| % Change | 44.0 | 21.4 | 82.8 | n/a | n/a | n/a | n/a | 94.1 | 53.9 |
| 2001 | 1,093 | 196 | 64 | 0 | 0 | 0 | 0 | 306 | 1,659 |
| % Change | 42.3 | 38.0 | 10.3 | n/a | n/a | -100.0 | -100.0 | 28.0 | 35.5 |
| 2000 | 768 | 142 | 58 | 0 | 0 | 14 | 3 | 239 | 1,224 |
| % Change | 20.0 | -7.8 | -17.1 | n/a | -100.0 | -68.9 | n/a | -12.1 | 3.3 |
| 1999 | 640 | 154 | 70 | 0 | 4 | 45 | 0 | 272 | 1,185 |

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**
**Second Quarter 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | % Change |
| City of Gatineau | 201 | 176 | 238 | 84 | 50 | 73 | 251 | 178 | 740 | 511 | 44.8 |
| Aylmer | 82 | 119 | 136 | 56 | 40 | 57 | 125 | 24 | 383 | 256 | 49.6 |
| Hull | 17 | 0 | 0 | 0 | 0 | 0 | 2 | 6 | 19 | 6 | ** |
| Gatineau | 97 | 49 | 64 | 26 | 10 | 16 | 89 | 129 | 260 | 220 | 18.2 |
| Buckingham | 1 | 8 | 0 | 2 | 0 | 0 | 31 | 3 | 32 | 13 | 146.2 |
| Masson-Angers | 4 | 0 | 38 | 0 | 0 | 0 | 4 | 16 | 46 | 16 | 187.5 |
| Rest of the CMA (Québec portion) | 81 | 106 | 0 | 0 | 0 | 0 | 2 | 6 | 83 | 112 | -25.9 |
| **Ottawa-Gatineau CMA (Québec portion)** | 282 | 282 | 238 | 84 | 50 | 73 | 253 | 184 | 823 | 623 | 32.1 |

**Table 2.1: Starts by Submarket and by Dwelling Type**
**January - June 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| City of Gatineau | 355 | 312 | 392 | 212 | 69 | 97 | 509 | 455 | 1325 | 1076 | 23.1 |
| Aylmer | 129 | 165 | 208 | 94 | 59 | 65 | 302 | 237 | 698 | 561 | 24.4 |
| Hull | 34 | 12 | 0 | 0 | 0 | 0 | 2 | 68 | 36 | 80 | -55.0 |
| Gatineau | 185 | 126 | 96 | 110 | 10 | 16 | 162 | 131 | 453 | 383 | 18.3 |
| Buckingham | 2 | 9 | 0 | 8 | 0 | 16 | 31 | 3 | 33 | 36 | -8.3 |
| Masson-Angers | 5 | 0 | 88 | 0 | 0 | 0 | 12 | 16 | 105 | 16 | ** |
| Rest of the CMA (Québec portion) | 114 | 138 | 0 | 0 | 0 | 0 | 2 | 6 | 116 | 144 | -19.4 |
| **Ottawa-Gatineau CMA (Québec portion)** | 469 | 450 | 392 | 212 | 69 | 97 | 511 | 461 | 1,441 | 1,220 | 18.1 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**
**Second Quarter 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 |
| City of Gatineau | 50 | 73 | 0 | 0 | 84 | 98 | 110 | 80 |
| Aylmer | 40 | 57 | 0 | 0 | 65 | 24 | 60 | 0 |
| Hull | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 6 |
| Gatineau | 10 | 16 | 0 | 0 | 17 | 74 | 15 | 55 |
| Buckingham | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 3 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 16 |
| Rest of the CMA (Québec portion) | 0 | 0 | 0 | 0 | 2 | 6 | 0 | 0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 50 | 73 | 0 | 0 | 86 | 104 | 110 | 80 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**
**January - June 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| City of Gatineau | 69 | 97 | 0 | 0 | 255 | 225 | 197 | 230 |
| Aylmer | 59 | 65 | 0 | 0 | 216 | 87 | 86 | 150 |
| Hull | 0 | 0 | 0 | 0 | 2 | 62 | 0 | 6 |
| Gatineau | 10 | 16 | 0 | 0 | 37 | 76 | 68 | 55 |
| Buckingham | 0 | 16 | 0 | 0 | 0 | 0 | 31 | 3 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 16 |
| Rest of the CMA (Québec portion) | 0 | 0 | 0 | 0 | 2 | 6 | 0 | 0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 69 | 97 | 0 | 0 | 257 | 231 | 197 | 230 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market<br>Second Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 |
| City of Gatineau | 495 | 292 | 78 | 139 | 110 | 80 | 740 | 511 |
| Aylmer | 262 | 187 | 61 | 69 | 60 | 0 | 383 | 256 |
| Hull | 19 | 0 | 0 | 0 | 0 | 6 | 19 | 6 |
| Gatineau | 171 | 95 | 17 | 70 | 15 | 55 | 260 | 220 |
| Buckingham | 1 | 10 | 0 | 0 | 31 | 3 | 32 | 13 |
| Masson-Angers | 42 | 0 | 0 | 0 | 4 | 16 | 46 | 16 |
| Rest of the CMA (Québec portion) | 83 | 112 | 0 | 0 | 0 | 0 | 83 | 112 |
| **Ottawa-Gatineau CMA (Québec portion)** | 578 | 404 | 78 | 139 | 110 | 80 | 823 | 623 |

| Table 2.5: Starts by Submarket and by Intended Market<br>January - June 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| City of Gatineau | 828 | 582 | 243 | 264 | 197 | 230 | 1,325 | 1,076 |
| Aylmer | 400 | 279 | 212 | 132 | 86 | 150 | 698 | 561 |
| Hull | 36 | 12 | 0 | 62 | 0 | 6 | 36 | 80 |
| Gatineau | 297 | 258 | 31 | 70 | 68 | 55 | 453 | 383 |
| Buckingham | 2 | 33 | 0 | 0 | 31 | 3 | 33 | 36 |
| Masson-Angers | 93 | 0 | 0 | 0 | 12 | 16 | 105 | 16 |
| Rest of the CMA (Québec portion) | 116 | 144 | 0 | 0 | 0 | 0 | 116 | 144 |
| **Ottawa-Gatineau CMA (Québec portion)** | 944 | 726 | 243 | 264 | 197 | 230 | 1,441 | 1,220 |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**
**Second Quarter 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | % Change |
| City of Gatineau | 147 | 208 | 166 | 72 | 40 | 36 | 236 | 456 | 589 | 772 | -23.7 |
| Aylmer | 85 | 107 | 96 | 52 | 28 | 16 | 147 | 54 | 356 | 229 | 55.5 |
| Hull | 15 | 20 | 0 | 0 | 12 | 4 | 0 | 300 | 27 | 324 | -91.7 |
| Gatineau | 46 | 76 | 32 | 14 | 0 | 16 | 41 | 102 | 119 | 208 | -42.8 |
| Buckingham | 0 | 3 | 0 | 6 | 0 | 0 | 28 | 0 | 28 | 9 | ** |
| Masson-Angers | 1 | 2 | 38 | 0 | 0 | 0 | 20 | 0 | 59 | 2 | ** |
| Rest of the CMA (Québec portion) | 79 | 89 | 2 | 2 | 0 | 0 | 2 | 10 | 83 | 101 | -17.8 |
| **Ottawa-Gatineau CMA (Québec portion)** | 226 | 297 | 168 | 74 | 40 | 36 | 238 | 466 | 672 | 873 | -23.0 |

**Table 3.1: Completions by Submarket and by Dwelling Type**
**January - June 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| City of Gatineau | 326 | 340 | 384 | 220 | 83 | 72 | 1027 | 796 | 1820 | 1428 | 27.5 |
| Aylmer | 149 | 164 | 236 | 120 | 52 | 36 | 793 | 112 | 1230 | 432 | 184.7 |
| Hull | 27 | 25 | 2 | 0 | 12 | 4 | 42 | 331 | 83 | 360 | -76.9 |
| Gatineau | 146 | 146 | 84 | 94 | 4 | 16 | 126 | 353 | 360 | 609 | -40.9 |
| Buckingham | 0 | 3 | 2 | 6 | 11 | 16 | 34 | 0 | 47 | 25 | 88.0 |
| Masson-Angers | 4 | 2 | 60 | 0 | 4 | 0 | 32 | 0 | 100 | 2 | ** |
| Rest of the CMA (Québec portion) | 171 | 160 | 4 | 2 | 0 | 0 | 10 | 14 | 185 | 176 | 5.1 |
| **Ottawa-Gatineau CMA (Québec portion)** | 497 | 500 | 388 | 222 | 83 | 72 | 1,037 | 810 | 2,005 | 1,604 | 25.0 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**
**Second Quarter 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 |
| City of Gatineau | 40 | 36 | 0 | 0 | 118 | 113 | 93 | 343 |
| Aylmer | 28 | 16 | 0 | 0 | 101 | 54 | 46 | 0 |
| Hull | 12 | 4 | 0 | 0 | 0 | 55 | 0 | 245 |
| Gatineau | 0 | 16 | 0 | 0 | 5 | 4 | 11 | 98 |
| Buckingham | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 0 |
| Masson-Angers | 0 | 0 | 0 | 0 | 12 | 0 | 8 | 0 |
| Rest of the CMA (Québec portion) | 0 | 0 | 0 | 0 | 2 | 10 | 0 | 0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 40 | 36 | 0 | 0 | 120 | 123 | 93 | 343 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**
**January - June 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| City of Gatineau | 79 | 56 | 4 | 16 | 395 | 178 | 591 | 596 |
| Aylmer | 52 | 36 | 0 | 0 | 326 | 87 | 467 | 3 |
| Hull | 12 | 4 | 0 | 0 | 28 | 69 | 14 | 262 |
| Gatineau | 4 | 16 | 0 | 0 | 27 | 22 | 58 | 331 |
| Buckingham | 11 | 0 | 0 | 16 | 2 | 0 | 32 | 0 |
| Masson-Angers | 0 | 0 | 4 | 0 | 12 | 0 | 20 | 0 |
| Rest of the CMA (Québec portion) | 0 | 0 | 0 | 0 | 10 | 14 | 0 | 0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 79 | 56 | 4 | 16 | 405 | 192 | 591 | 596 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market<br>Second Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 |
| City of Gatineau | 353 | 320 | 118 | 109 | 93 | 343 | 589 | 772 |
| Aylmer | 209 | 175 | 101 | 54 | 46 | 0 | 356 | 229 |
| Hull | 27 | 24 | 0 | 55 | 0 | 245 | 27 | 324 |
| Gatineau | 78 | 110 | 5 | 0 | 11 | 98 | 119 | 208 |
| Buckingham | 0 | 9 | 0 | 0 | 28 | 0 | 28 | 9 |
| Masson-Angers | 39 | 2 | 12 | 0 | 8 | 0 | 59 | 2 |
| Rest of the CMA (Québec portion) | 83 | 101 | 0 | 0 | 0 | 0 | 83 | 101 |
| **Ottawa-Gatineau CMA (Québec portion)** | 436 | 421 | 118 | 109 | 93 | 343 | 672 | 873 |

| Table 3.5: Completions by Submarket and by Intended Market<br>January - June 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| City of Gatineau | 799 | 624 | 385 | 170 | 595 | 612 | 1,820 | 1,428 |
| Aylmer | 437 | 320 | 326 | 87 | 467 | 3 | 1,230 | 432 |
| Hull | 41 | 29 | 28 | 69 | 14 | 262 | 83 | 360 |
| Gatineau | 242 | 264 | 19 | 14 | 58 | 331 | 360 | 609 |
| Buckingham | 15 | 9 | 0 | 0 | 32 | 16 | 47 | 25 |
| Masson-Angers | 64 | 2 | 12 | 0 | 24 | 0 | 100 | 2 |
| Rest of the CMA (Québec portion) | 185 | 176 | 0 | 0 | 0 | 0 | 185 | 176 |
| **Ottawa-Gatineau CMA (Québec portion)** | 984 | 800 | 385 | 170 | 595 | 612 | 2,005 | 1,604 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### Second Quarter 2009

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $150,000 | | $150,000 - $174,999 | | $175,000 - $199,999 | | $200,000 - $249,999 | | $250,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **City of Gatineau** | | | | | | | | | | | | | |
| Q2 2009 | 0 | 0.0 | 0 | 0.0 | 10 | 6.7 | 63 | 42.0 | 77 | 51.3 | 150 | 250,000 | 252,077 |
| Q2 2008 | 1 | 0.6 | 17 | 10.1 | 23 | 13.6 | 85 | 50.3 | 43 | 25.4 | 169 | 220,000 | 227,728 |
| Year-to-date 2009 | 2 | 0.6 | 3 | 0.9 | 29 | 8.9 | 136 | 41.6 | 157 | 48.0 | 327 | 240,000 | 247,005 |
| Year-to-date 2008 | 2 | 0.6 | 29 | 9.2 | 39 | 12.4 | 167 | 53.0 | 78 | 24.8 | 315 | 220,000 | 227,454 |
| **Aylmer** | | | | | | | | | | | | | |
| Q2 2009 | 0 | 0.0 | 0 | 0.0 | 3 | 3.6 | 36 | 42.9 | 45 | 53.6 | 84 | 250,000 | 252,935 |
| Q2 2008 | 0 | 0.0 | 5 | 6.0 | 5 | 6.0 | 46 | 54.8 | 28 | 33.3 | 84 | 225,000 | 239,381 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 9 | 6.3 | 62 | 43.4 | 72 | 50.3 | 143 | 250,000 | 253,787 |
| Year-to-date 2008 | 1 | 0.7 | 7 | 4.7 | 10 | 6.7 | 89 | 59.7 | 42 | 28.2 | 149 | 225,000 | 235,094 |
| **Hull** | | | | | | | | | | | | | |
| Q2 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | 50.0 | 8 | 50.0 | 16 | 255,000 | 264,688 |
| Q2 2008 | 0 | 0.0 | 1 | 8.3 | 0 | 0.0 | 8 | 66.7 | 3 | 25.0 | 12 | 232,500 | 242,333 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 12 | 46.2 | 14 | 53.8 | 26 | 252,500 | 260,577 |
| Year-to-date 2008 | 0 | 0.0 | 1 | 5.6 | 0 | 0.0 | 11 | 61.1 | 6 | 33.3 | 18 | 232,500 | 254,056 |
| **Gatineau** | | | | | | | | | | | | | |
| Q2 2009 | 0 | 0.0 | 0 | 0.0 | 6 | 12.2 | 19 | 38.8 | 24 | 49.0 | 49 | 245,000 | 247,653 |
| Q2 2008 | 0 | 0.0 | 10 | 14.5 | 18 | 26.1 | 30 | 43.5 | 11 | 15.9 | 69 | 210,000 | 212,754 |
| Year-to-date 2009 | 0 | 0.0 | 3 | 2.0 | 18 | 11.9 | 59 | 39.1 | 71 | 47.0 | 151 | 240,000 | 241,086 |
| Year-to-date 2008 | 0 | 0.0 | 20 | 13.9 | 29 | 20.1 | 66 | 45.8 | 29 | 20.1 | 144 | 215,000 | 217,056 |
| **Buckingham** | | | | | | | | | | | | | |
| Q2 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Q2 2008 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 2 | -- | -- |
| **Masson-Angers** | | | | | | | | | | | | | |
| Q2 2009 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Q2 2008 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 2 | -- | -- |
| Year-to-date 2009 | 2 | 40.0 | 0 | 0.0 | 1 | 20.0 | 2 | 40.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2008 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 2 | -- | -- |
| **Rest of the CMA (Québec portion)** | | | | | | | | | | | | | |
| Q2 2009 | 2 | 2.5 | 4 | 5.0 | 7 | 8.8 | 22 | 27.5 | 45 | 56.3 | 80 | 260,000 | 286,250 |
| Q2 2008 | 8 | 8.9 | 10 | 11.1 | 4 | 4.4 | 18 | 20.0 | 50 | 55.6 | 90 | 255,000 | 257,278 |
| Year-to-date 2009 | 5 | 2.9 | 11 | 6.4 | 10 | 5.8 | 51 | 29.7 | 95 | 55.2 | 172 | 250,000 | 276,017 |
| Year-to-date 2008 | 12 | 7.5 | 19 | 11.8 | 9 | 5.6 | 42 | 26.1 | 79 | 49.1 | 161 | 245,000 | 250,186 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | | | | | |
| Q2 2009 | 2 | 0.9 | 4 | 1.7 | 17 | 7.4 | 85 | 37.0 | 122 | 53.0 | 230 | 250,000 | 263,963 |
| Q2 2008 | 9 | 3.5 | 27 | 10.4 | 27 | 10.4 | 103 | 39.8 | 93 | 35.9 | 259 | 225,000 | 237,996 |
| Year-to-date 2009 | 7 | 1.4 | 14 | 2.8 | 39 | 7.8 | 187 | 37.5 | 252 | 50.5 | 499 | 250,000 | 257,005 |
| Year-to-date 2008 | 14 | 2.9 | 48 | 10.1 | 48 | 10.1 | 209 | 43.9 | 157 | 33.0 | 476 | 225,000 | 235,143 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>Second Quarter 2009 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | Q2 2009 | Q2 2008 | % Change | YTD 2009 | YTD 2008 | % Change |
| City of Gatineau | 252,077 | 227,728 | 10.7 | 247,005 | 227,454 | 8.6 |
| Aylmer | 252,935 | 239,381 | 5.7 | 253,787 | 235,094 | 8.0 |
| Hull | 264,688 | 242,333 | 9.2 | 260,577 | 254,056 | 2.6 |
| Gatineau | 247,653 | 212,754 | 16.4 | 241,086 | 217,056 | 11.1 |
| Buckingham | -- | -- | n/a | -- | -- | n/a |
| Masson-Angers | -- | -- | n/a | -- | -- | n/a |
| Rest of the CMA (Québec portion) | 286,250 | 257,278 | 11.3 | 276,017 | 250,186 | 10.3 |
| **Ottawa-Gatineau CMA (Québec portion)** | 263,963 | 237,996 | 10.9 | 257,005 | 235,143 | 9.3 |

Source: CMHC (Market Absorption Survey)

## Table 6: Economic Indicators
## Second Quarter 2009

| | | Interest Rates | | | NHPI, Total, Ottawa-Gatineau CMA 1997=100 | CPI, 2002 =100 (Quebec) | Ottawa-Gatineau CMA (Québec portion) Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2008 | January | 725 | 7.35 | 7.39 | 164.2 | 111.0 | 169.6 | 4.3 | 73.2 | 815 |
| | February | 718 | 7.25 | 7.29 | 166.3 | 111.4 | 171.1 | 4.4 | 73.8 | 816 |
| | March | 712 | 7.15 | 7.19 | 166.3 | 111.7 | 171.7 | 4.5 | 74.0 | 819 |
| | April | 700 | 6.95 | 6.99 | 166.4 | 112.4 | 172.1 | 5.0 | 74.6 | 815 |
| | May | 679 | 6.15 | 6.65 | 167.2 | 113.6 | 173.4 | 5.3 | 75.3 | 819 |
| | June | 710 | 6.95 | 7.15 | 168.7 | 114.1 | 174.5 | 5.5 | 75.7 | 827 |
| | July | 710 | 6.95 | 7.15 | 168.7 | 114.1 | 173.9 | 4.8 | 74.8 | 838 |
| | August | 691 | 6.65 | 6.85 | 168.7 | 113.5 | 172.5 | 4.7 | 74.1 | 849 |
| | September | 691 | 6.65 | 6.85 | 169.2 | 114.0 | 171.7 | 4.8 | 73.7 | 860 |
| | October | 713 | 6.35 | 7.20 | 169.2 | 113.0 | 172.2 | 5.0 | 74.0 | 865 |
| | November | 713 | 6.35 | 7.20 | 169.2 | 112.4 | 170.9 | 4.7 | 73.1 | 864 |
| | December | 685 | 5.60 | 6.75 | 169.6 | 111.7 | 168.8 | 4.4 | 71.9 | 864 |
| 2009 | January | 627 | 5.00 | 5.79 | 169.6 | 111.5 | 167 | 5.2 | 71.5 | 870 |
| | February | 627 | 5.00 | 5.79 | 169.6 | 112.3 | 164.8 | 5.6 | 70.9 | 874 |
| | March | 613 | 4.50 | 5.55 | 169.6 | 112.6 | 164.8 | 6.0 | 71.2 | 875 |
| | April | 596 | 3.90 | 5.25 | 169.6 | 112.7 | 163.9 | 5.6 | 70.4 | 876 |
| | May | 596 | 3.90 | 5.25 | 169.6 | 113.7 | 165.4 | 5.4 | 70.7 | 872 |
| | June | 631 | 3.75 | 5.85 | | 114.3 | 165.6 | 5.4 | 70.7 | 871 |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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Canada's Economic Action Plan 2009 announced a number of housing-related measures which are being delivered through Canada Mortgage and Housing Corporation. Find out more.

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